



Issuance #367

DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
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OPERATIONS

POLICY AND PROCEDURE NOTICE #17/92

TO: Distribution

FROM: Jacob Grill, Assistant Commissioner *JG*
Central Operations

DATE: August 24, 1992

SUBJECT: Updating Electrical Metering Restrictions in One, Two, Three and Four Family Homes

Issue:

Supersedes PPN19/91 (which implemented LL 73/91) to conform to new State legal requirements (S.31006 (5927)/A8326) for electrical metering in one, two, three and four family house as required by Administrative Code 27-3018h and 27-3183.1.

Reference:

New York City Electrical Code, Subchapter 1, Section 27-3018h, Inspection:
And Article 19, Section 27-3183.1, Wiring Design: Amending the Administrative Code in relation to applications to install additional metering in excess of the number of legal dwelling units in a one, two, three or four family dwelling.

Effective: July 23, 1991

Specifics:

The New State Law requires that Con Edison not turn on power to a meter in a one, two, three or four family dwelling unless the number of meters serving the building equals or is less than the number of dwelling units as authorized in the Certificate of Occupancy. (Meters for common areas are not bound by this requirement).

To assist in the implementation of the New State Law, the Bureau of Electrical Control will not process an "Application for Certificate of Electrical Inspection" for the following:

- (a) A one family house, where the application indicates more than one meter is to be installed.

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- (b) Metering relative to a two, three or four family house may not exceed the number of dwelling units.

Exception:

Where an electrical meter is installed to service common areas.

Written approval must be obtained from the Bureau of Electrical Control by the Utility Company prior to installing any additional metering.

Contractors when filing an "Application for Certificate of Electrical Inspection" are required to indicate the existing metering in one, two, three and four family dwelling units in the appropriate allotted space.

All applications from contractors, for service and meter work, in existing dwellings, where the metering does not conform with 27-3183.1, shall be returned to the contractor with no action taken.

In a premise where an application was filed after July 23, 1991 and a "Temp" authorized the Utility Company to set additional metering, contrary to 27-3183.1, the Utility Company shall be requested in writing to cancel the "Temp" request and remove the additional meter. A "Notice of Violations" shall be issued to the owner of the premise for removal of the additional meter and a special report shall be transmitted to the Bureau Director with all pertinent information. The Bureau Director will confirm all field report findings by transmittal of all pertinent information to the appropriate Borough Commissioner/Superintendent.

The Borough Commissioner/Superintendent shall be similarly advised when a new additional electrical panel has been installed and it is apparent the new panel is for an additional occupancy.

Contractors when filing to remove metering and redistribute wiring must request a Temporary Certificate be issued to Con Edison.

The Bureau's personnel will arrange for and keep appointments with the Utility Company's personnel when an order has been issued to remove additional illegal metering.

All reports of alleged illegal metering or occupancies whether a new meter is involved or metering was installed prior to July 23, 1991 shall be directed to the Office of the Director. The Office of the Director will communicate with the outer Borough Offices regarding illegal metering or occupancies.